

## The Community Vision and the Guiding Development Principles

### The Southwest Santa Fe City/County Master Planning Initiative Final Report

*The Southwest Santa Fe City/County Master Planning Initiative Final Report* (May 2001<sup>1</sup>), referred throughout this master plan as the *Final Report*, represents the first of three phases under the Southwest Area Master Planning Initiative<sup>2</sup>. City staff was directed to initiate a public participation process in order to develop a master plan for the Cerrillos and Airport Road area located in the southwest sector of the city. This directive was later expanded to include County participation in developing that process. The original area was also expanded to include a larger section of the extraterritorial zone that would ultimately constitute over 5,100 acres.

The result of the City/County collaboration was development of a public visioning process. The professional services of ACP Visioning, Inc. were employed to design, conduct and communicate a community area vision for Southwest Santa Fe, and then to create a series of corresponding development guidelines that would realize that vision. A detailed public participation process was included as part of that contract, including a series of focus groups, citizen surveys, public workshops and most importantly, creation of an oversight committee referred to as the Southwest Area Steering Group. Under the direction of ACP Visioning, Inc. and the dedication and commitment of the steering group members, the *Final Report* was completed within a seven-month period.

The *Final Report* provides three critical elements on which this master plan is based; the vision, the guiding development principles and building blocks, and the policy framework for future development. Throughout the master planning process, these elements were referenced, emphasized and translated. Their role and importance in development of this plan cannot be understated.

The following sections are highlights (only) taken from key sections of the *Final Report*. Greater detail on each of these sections can be found in Appendix III, the *Final Report*.

### The Community Vision

The vision that was developed is a simple one—a vision of “place” that is both beautiful and balanced, that bears strong relation to historic Santa Fe, yet possesses its own distinct style and character. It is a place where streets are safe and comfortable for walking, where public parks become the social nuclei of each neighborhood and where affordability and good quality of life can be offered and enjoyed by all.

There are four basic premises that accompany that vision:

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<sup>1</sup> Appendix III. The Final Report was adopted by the Santa Fe City Council on November 28, 2001.

<sup>2</sup> See Appendix II, Resolution 1991-91.

- The neighborhood is and remains the basic building block of the community.
- Complementary to the neighborhoods are mixed-use commercial areas, located within a reasonable walking distance thereof, that provide job opportunities, services and certain amenities to the people who live there.
- Civic spaces are part of each neighborhood and where schools are introduced within these structures whenever possible.
- Great care and consideration are given to the natural features of the area. These features should be integrated and respected in any planning process.

The overall vision reflects a predominance of residential land uses for the area, but where a full accouterment of goods and services compliment the community.

### The Development Principles and Building Blocks

Ten development principles were also developed as part of the public participation process. Each represents a basic core value by which the policy framework for future development was constructed. The principles and the building blocks were intended to become the foundation by which future-planning tools would be developed in order to implement the plan. The master planning process has, in fact, been constructed on these basic core values. Because their importance in the process cannot be overstated, they are provided here as a matter of reference. These principles are also cited throughout the document.

- Principle 1: Neighborhoods in Southwest Santa Fe should be walkable.
- Principle 2: Neighborhoods in Southwest Santa Fe should be connected within and among themselves.
- Principle 3: Neighborhoods in Southwest Santa Fe should include institutional buildings such as schools and churches in their core.
- Principle 4: Neighborhoods in Southwest Santa Fe should have a neighborhood center at their core.
- Principle 5: Neighborhoods in Southwest Santa Fe should have a variety of lot sizes and building styles to allow for economic diversity, affordability and an inclusive community.
- Principle 6: Commercial areas in Southwest Santa Fe should be connected to the surrounding neighborhoods (within an easy walking or driving distance).
- Principle 7: Commercial areas in Southwest Santa Fe should be linked to nearby neighborhoods through intermediate scale buildings such as live/work units.
- Principle 8: Residents of Southwest Santa Fe should be able to safely cross Airport Road at key intersections.
- Principle 9: Areas of Southwest Santa Fe contiguous to the Santa Fe River should be developed with a pattern similar to that of Agua Fria Village.

- Principle 10: The Santa Fe River is an important landmark in Southwest Santa Fe. It should be protected and easements should be created to provide residents with access to the river.

The respective building blocks described under each principle are specific guidelines or action statements necessary to carry out a principle's stated intent. They describe detailed design or planning elements that can be universally applied within the Southwest Area. As with the principles, they have provided the foundation on which many of the land use applications have been built.

The *Final Report* concludes with the policy framework for future development. Three "typology" area frameworks, derived from the principles and building blocks described earlier, are presented as the *future development models* that have been designed specifically for the Southwest Planning Area. Chapter 3 of this master plan has translated and applied those future development models contained within the *Final Report* as future neighborhood pattern areas. These future neighborhood areas are referenced throughout the neighborhood plans. Chapter 4 then provides a detailed description of how each of these neighborhood pattern models are intended to function.